

# HoldenCopley

PREPARE TO BE MOVED

Parkyn Road, Daybrook, Nottinghamshire NG5 6BG

---

£200,000

Parkyn Road, Daybrook, Nottinghamshire NG5 6BG



## THE PERFECT STARTER HOME...

This well-presented two-bedroom semi-detached house in the popular area of Daybrook is the perfect starter home. Ideally located close to local amenities, supermarkets, and with excellent transport links to the City Centre and City Hospital, it offers both convenience and comfort. The ground floor welcomes you with an entrance hall leading to a living room, complete with a feature fireplace and double doors that open into a spacious kitchen diner—ideal for entertaining. Upstairs, two generous double bedrooms are complemented by a stylish bathroom, boasting a luxurious freestanding bath. Outside, the property offers a driveway to the front, while the rear features a private enclosed garden with a patio area and a versatile garden room, perfect for relaxing or as a home office.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Good-Sized Living Room
- Modern Kitchen Diner
- Storage Space
- Driveway
- Private Garden
- Versatile Garden Room
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wooden flooring, carpeted stairs, a radiator, a wall-mounted security alarm panel, and a single UPVC door providing access into the accommodation.

### Living Room

13'11" x 12'11" into bay (4.25m x 3.96m into bay)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, wooden flooring, coving to the ceiling, a picture rail, a TV point, a feature fireplace with an open grate and decorative surround, a radiator, and double doors leading into the kitchen diner.

### Kitchen Diner

17'2" x 10'5" (5.24m x 3.18m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker, an extractor fan and splashback, space and plumbing for a washing machine and separate tumble-dryer, space for a fridge freezer, space for a dining table, tiled flooring, recessed spotlights, a fitted cupboard, an in-built under stair cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

13'11" x 11'9" (4.26m x 3.59m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built open wardrobe, and a radiator.

### Bedroom Two

10'5" x 9'10" (3.19m x 3.00m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bathroom

7'1" x 6'11" (2.17m x 2.11m)

The bathroom has a low level dual flush W/C, a countertop wash basin, a freestanding roll top bath with claw feet and central taps, a handheld shower head, a wall-mounted electric shower fixture with a rainfall shower head, varnished wooden flooring, a chrome heated towel rail, partially tiled walls, coving to the ceiling, a picture rail, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway and shared gated access to the side and rear garden.

### Rear

To the rear of the property is a private enclosed garden with a patio area, a dwarf wall, a lawn, various plants, courtesy lighting, fence panelled boundaries, gated access, and a versatile garden room.

### Garden Room

12'10" x 9'4" (3.92m x 2.85m)

The garden room has recessed spotlights, wood-effect flooring, UPVC double-glazed windows, and a sliding patio door opening out to the garden.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

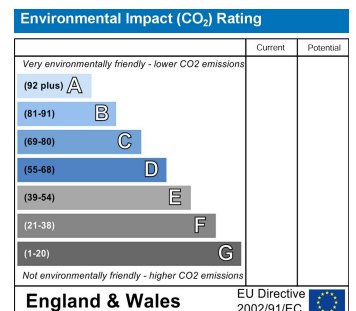
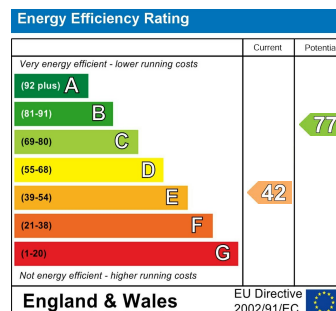
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

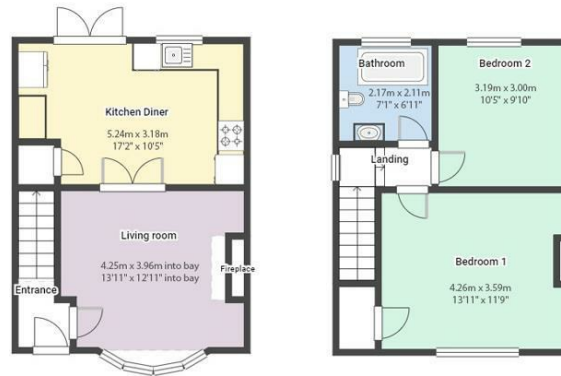
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Parkyn Road, Daybrook, Nottinghamshire NG5 6BG

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.